



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA Wednesday May 11, 2011

APPROVED: _____

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NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030.

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL THAT WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HAND THEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: USE MARYLAND RELAY) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: PlanningandZoning@frederickcountymd.gov

UPCOMING MEETINGS

Planning Commission Meetings/Workshops

(1st Floor Hearing Room, Winchester Hall)

Planning- Meeting, TBA

Board of Appeals-Thursdays, May 26, 2011 Meeting @ 7:00 PM

Contact

Development Review at 301-600-1134 for preliminary/final plats, and site plan items

- or -

Planning at 301-600-1138 for re-zonings, Ag-preservation, workshops, and public hearing agenda items

THE COMMISSION GENERALLY BREAKS FOR LUNCH AT 12:30 P.M. FOR MORNING/AFTERNOON SESSIONS AND FOR DINNER AT 5:30 P.M. FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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ITEM	TIME	ACTION REQUESTED
9:30 A.M.		
1. <u>MINUTES</u>		APPROVAL
2. <u>PLANNING COMMISSION COMMENTS</u>		INFORMATIONAL
3. <u>AGENCY COMMENTS/AGENDA BRIEFING</u>		INFORMATIONAL
4. <u>ZONING TEXT AMENDMENT – (Public Hearing)</u>		RECOMMENDATION
a) <u>ZT-11-01-Continued from April 13, 2011 meeting</u> - A public hearing was held regarding the proposed text amendment on April 13, 2011 which was continued, with the record closed, and a final recommendation to be made on May 11 th . Shawna Lemonds		
5. <u>SITE PLAN</u>		DECISION
a) <u>Cell Tower-911 Governmental Utility Project</u> - This application is requesting non-binding review and comment in accordance with Zoning Ordinance Section 1-19-4.110.B. Frederick County EMS is proposing to construct a 190' self-supporting tower with foundation, (2) 1,000 gallon propane tanks with foundations, as well as (2) concrete shelters with foundations for radio equipment and generators. The subject site is 2.16-acre site located at 14042 Tower Road. Located Tower Road, south of Fox Tower Road. Zoned: Resource Conservation (RC), Thurmont Planning Region. Tax Map 18 / Parcel 137. AP# 90883, Jack Markey		
b) <u>Carmax</u> - The applicant is requesting site plan approval for a 36,726 square foot automobile dealership and accessory automobile repair shop, on a 12.76-acre site located within the GC General Commercial zoning district. Located along MD Rt 355, south of Grove Road. Zoned: General Commercial (GC), Frederick Planning Region. Tax Map 77 / Parcel 18, AP# 11615, Tolson Desa		

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6. SPRING 2011 CYCLE WATER AND SEWERAGE PLAN AMENDMENTS

FINDING OF CONSISTENCY

The Planning Commission will hear the following cases to determine consistency with the Comprehensive Plan.

- a) Case WS-11-01 Community Development Division/Russell Holdings, LLC
Tax Map 86, Part of Parcel 175, West side of MD 85. Requesting reclassification of 10 acres from W-5 Dev./S-5 Dev. to W-3 Dev./S-3 Dev.
- b) Case WS-11-02 City of Brunswick
Tax Map 92, Parcel 2000, Lot 1; Tax Map 91, portions of Parcel 23; Tax Map 92, Parcel 29, South side of MD 17. Requesting reclassification of 48 acres from S-4 Dev. to S-3 Dev.
- c) Case WS-11-03 Oakdale Investments, LLC
Tax Map 68, Parcel 36 and 162. Woodridge Phase IV. Requesting reclassification of 20 acres from W-4 Dev. to W-3 Dev.
- d) Case WS-11-04 RSB Holdings, LLC
Tax Map 51, Parcel 19, Daysville Road in Libertytown. Requesting reclassification of 11.4 acres from S-5 Dev. to S-4 Dev. and 14.5 acres from W-5 Dev. to W-4 Dev. plus the addition of water tank and water treatment plant symbols on the Water Map.

Tim Goodfellow